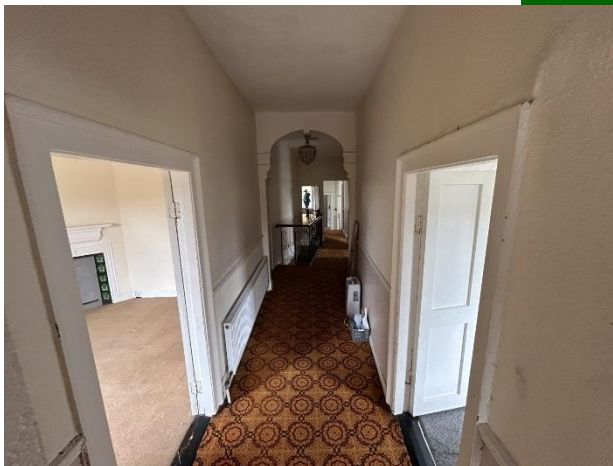




Mentana, Laurel Hill Avenue, South
Circular Road, Limerick



Guide Price
€395,000





GVM present to the market "Mentana" this five-bedroom semi-detached property on Laurel Hill Avenue in Limerick. This property offers a spacious living area with multiple bedrooms, perfect for families or those needing extra space in one of the city's most desirable residential areas. Located adjacent to schools like Laurel Hill, Crescent College, and Limerick Educate Together, to Mary Immaculate College, this location caters to families and academics alike. The area also offers easy access to the city centre, the Crescent Shopping Centre, University Hospital Limerick, a selection of superb restaurants, scenic riverside walks, and well-connected public transport links. There are also adjoining properties for sale and accordingly a potential overall development site could be assembled. Proven rental location.

Rooms:

Entrance hallway

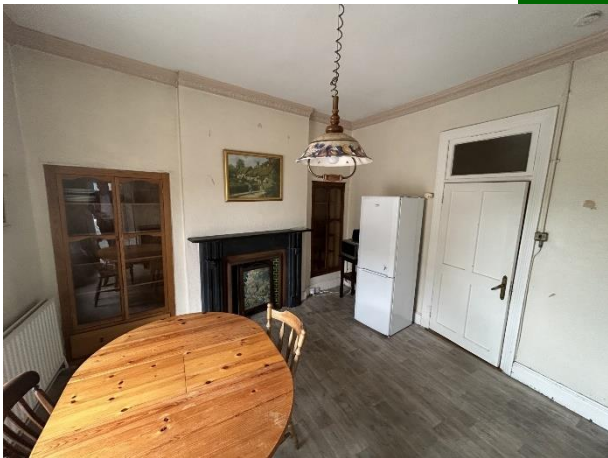
Carpet flooring



Sitting room

Feature open fireplace. Carpet flooring.

5.02m (16'6") x 3.05m (10'0")



Kitchen

Fully fitted kitchen. Open fireplace

3.06m (10'0") x 3.07m (10'1")

Sunroom

1.05m (3'5") x 3m (9'10")



Bedroom 1

Feature open fireplace. Carpet flooring.

3.08m (10'1") x 2.07m (6'9")

Bedroom 2

Feature open fireplace. Carpet flooring.

4m (13'1") x 3m (9'10")



Shower room

Fully tiled. Electric shower fitted

2.03m (6'8") x 1.09m (3'7")

Toilet and whb

1m (3'3") x 2m (6'7")

Bedroom 3 Open fireplace. Carpet flooring

3.07m (10'1") x 3.06m (10'0")

Ground floor Bathroom Fully tiled. Electric shower

3.04m (10'0") x 2.06m (6'9")

Bedroom 4 Laminated flooring. Double room. Built in wardrobes. 5m (16'5") x 3m (9'10")

Bedroom 5 Double room. Laminated flooring

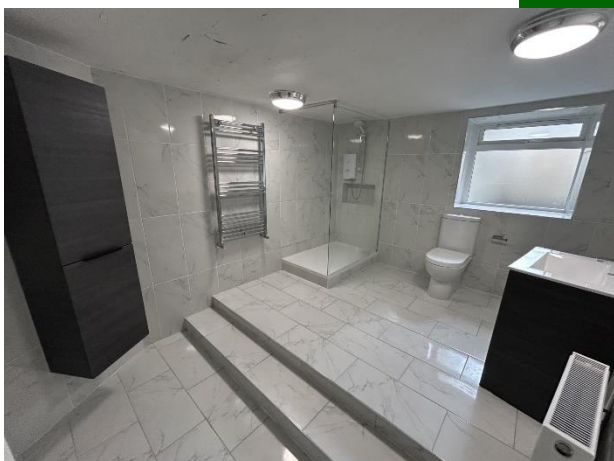
2.07m (6'9") x 3.01m (9'11")

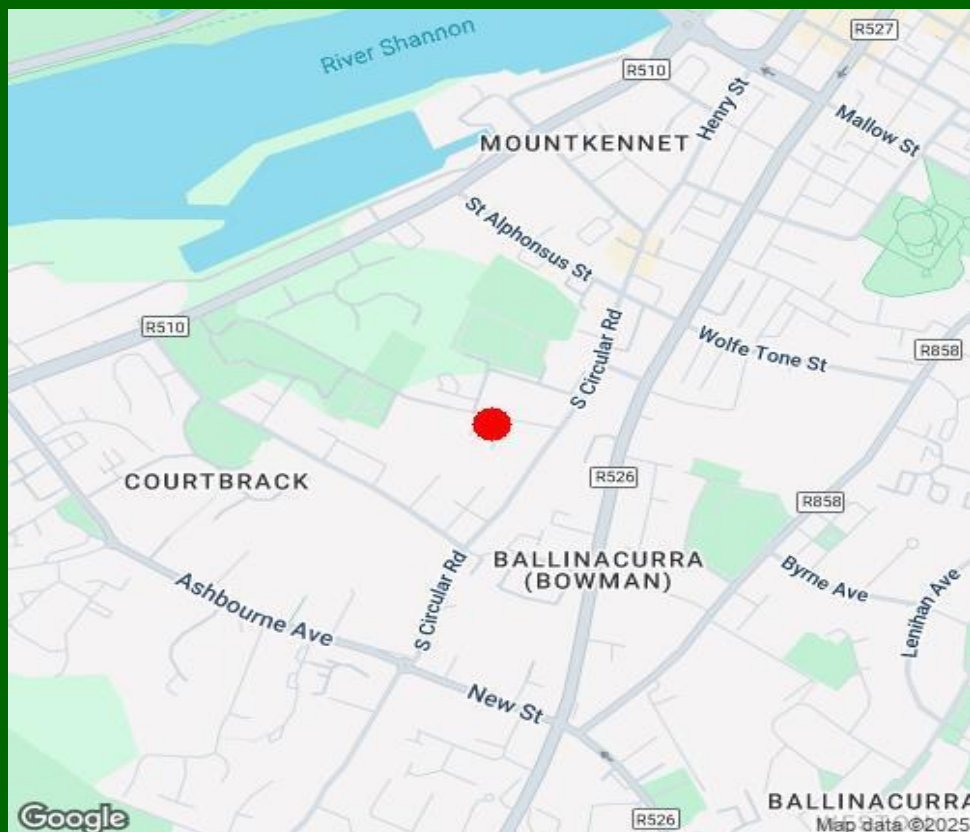
Pantry Laminated flooring

2.05m (6'9") x 2.09m (6'10")

Features:

- Ample car parking
- Side entrance
- Landscaped gardens
- Double glazed UPVC windows
- Oil fired central heating
- Excellent investment opportunity
- Fully alarmed.
- Mains gas connected





Property Directions:

Enter eircode V94 FH4X to your mobile device to direct you straight to this property

Agent Information:

Contact :- John O connell Mobile :- 087-6470746

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Disclaimer

These particulars do not form any contract and are for guidance purposes only. Computer generated images, maps and plans are not drawn to scale and measurements are approximate and for guidance only. Intending purchasers must satisfy themselves as to the accuracy of detail given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct. However neither the vendor nor their agents shall be held liable for any inaccuracies therein.

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